

INITIAL RECOMMENDATION SUMMARY

WORKGROUP: VOUCHER STRATEGIES & PROCESS

STRATEGIC ISSUE:

1. Serve those most in need (elderly, disabled, lowest income, homeless including the chronic homeless and homeless families with children, victims of domestic violence) with fewer resources. Look at AMI vs. Poverty Level, budget considerations, Payment Standards (in some areas too low), FIP eligibility levels, etc.

INITIAL RECOMMENDATION(S):

1. Compare AMI by county to the Federal Poverty Level adjusted for family size
2. Review SSI and SSDI eligibility criteria
3. Review current Office of Existing Housing Programs income policy
4. Survey other partner programs (FIP eligibility, Poverty Level) to compare and with the objective of not excluding needy populations.

STRATEGIC ISSUE:

2. Accelerated expansion of the Homeless Preference Pilot to reach statewide over the next five years. In an ongoing effort to reach the most economically challenged members of our citizenry, OEH continues to work toward expansion of the Homeless Preference Pilot and welcomes partnerships with supportive housing initiatives, Continua of Care and special housing developments.

INITIAL RECOMMENDATION(S):

1. Define strong Continuum of Care
2. Solicit feedback from Continua of Care
3. Survey capacity of Housing Agents
4. Meet with Supportive Housing staff to identify program models to accelerate the Homeless Preference Pilot
5. Educate Voucher Process Team on Housing First Initiative
6. Define who is eligible and qualified for the Homeless Preference Pilot

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STRATEGIC ISSUE:
3. Promote and provide education and opportunities for families to become economically self-sufficient and end the cycle of assistance to recycle the voucher to additional families in need.
INITIAL RECOMMENDATION(S):
<ol style="list-style-type: none">1. Identify access to job placement and training services statewide2. Determine self-sufficiency levels for urban and non-urban areas in Michigan3. Establish a time frame in which self-sufficiency is to be attained4. Promote participation in FSS and other asset-building, jobs and education programs available outside the Housing Choice Voucher program5. Determine what should be included Housing Agent Briefings
STRATEGIC ISSUE:
4. Administer the Housing Choice Voucher with a blended management approach to voucher offerings and marketing, establishing relationships with local Continua of Care, service providers, affordable housing programs, and nonprofit housing agencies.
INITIAL RECOMMENDATION(S):
<ol style="list-style-type: none">1. Continue to develop the relationship between the Housing Agent, local Continuum of Care, service providers, and landlord through training, communication and performance measures.
STRATEGIC ISSUE:
5. Achieve the highest efficiencies and disaster prevention by going paperless utilizing technology and tools including software, handhelds, and housing locator.
INITIAL RECOMMENDATION(S):

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1. Study the Massachusetts model for going paperless and learn from their experience
2. Identify legal considerations for going paperless
3. Identify intended and unintended consequences of going paperless

STRATEGIC ISSUE:

6. Fully utilize the MSHDA website, Office of Existing Housing Program page, to be informational, educational, and user-friendly to those seeking rental assistance information.

INITIAL RECOMMENDATION(S):

1. Include links to Michigan Public Housing Authorities
2. Meet with the Business Analyst/web coordinator for the Office of Existing Housing to determine ways to enhance current website information and make it user-friendly to those seeking rental housing assistance
3. Participate in the development of the Housing Locator
4. Study Housing Locator models

STRATEGIC ISSUE:

7. Educate landlords regarding HQS, lead-based paint, program objectives and accountability.

INITIAL RECOMMENDATION(S):

1. Design and conduct educational mailings
2. Contact the Dept of Community Health for lead paint training information and resources
3. Initiate local level landlord briefings, in conjunction with the city, to explain rules and regulations of the program, mandatory

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4. Research best practices of others
5. Facilitate forum with other PHA's – they are under the same requirements, so let's do this together
6. Ask HUD for videos of tenant and landlord briefings
7. Pilot incentives for participation – preferred placement on a landlord listing, resources to correct deficiencies (i.e. grant dollars), criminal penalties related to legislation for landlords, environmental education and impacts on children
8. Provide education on Fair Housing

Update: A Landlord Briefing is being designed and implemented by OEH Detroit.